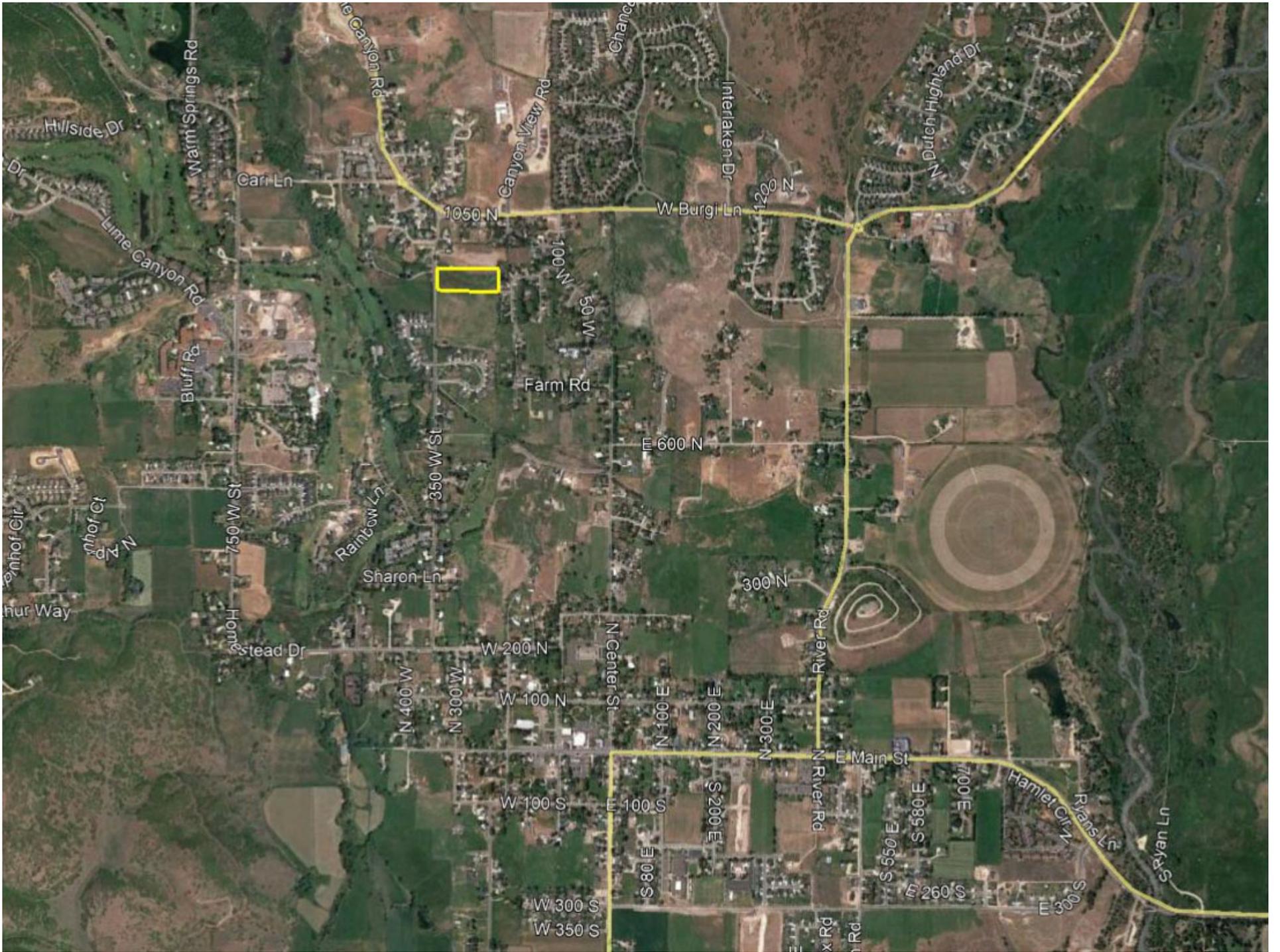
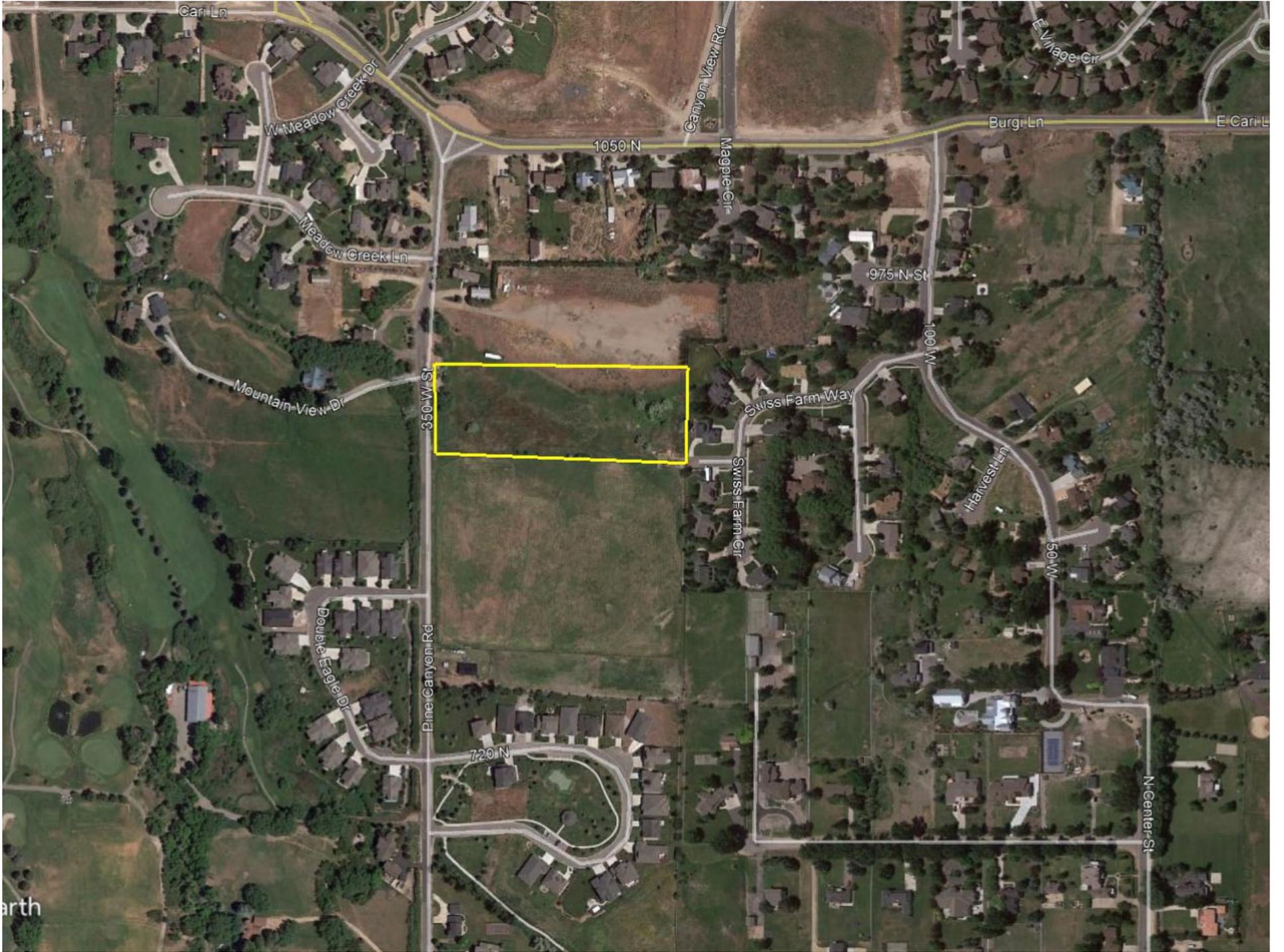


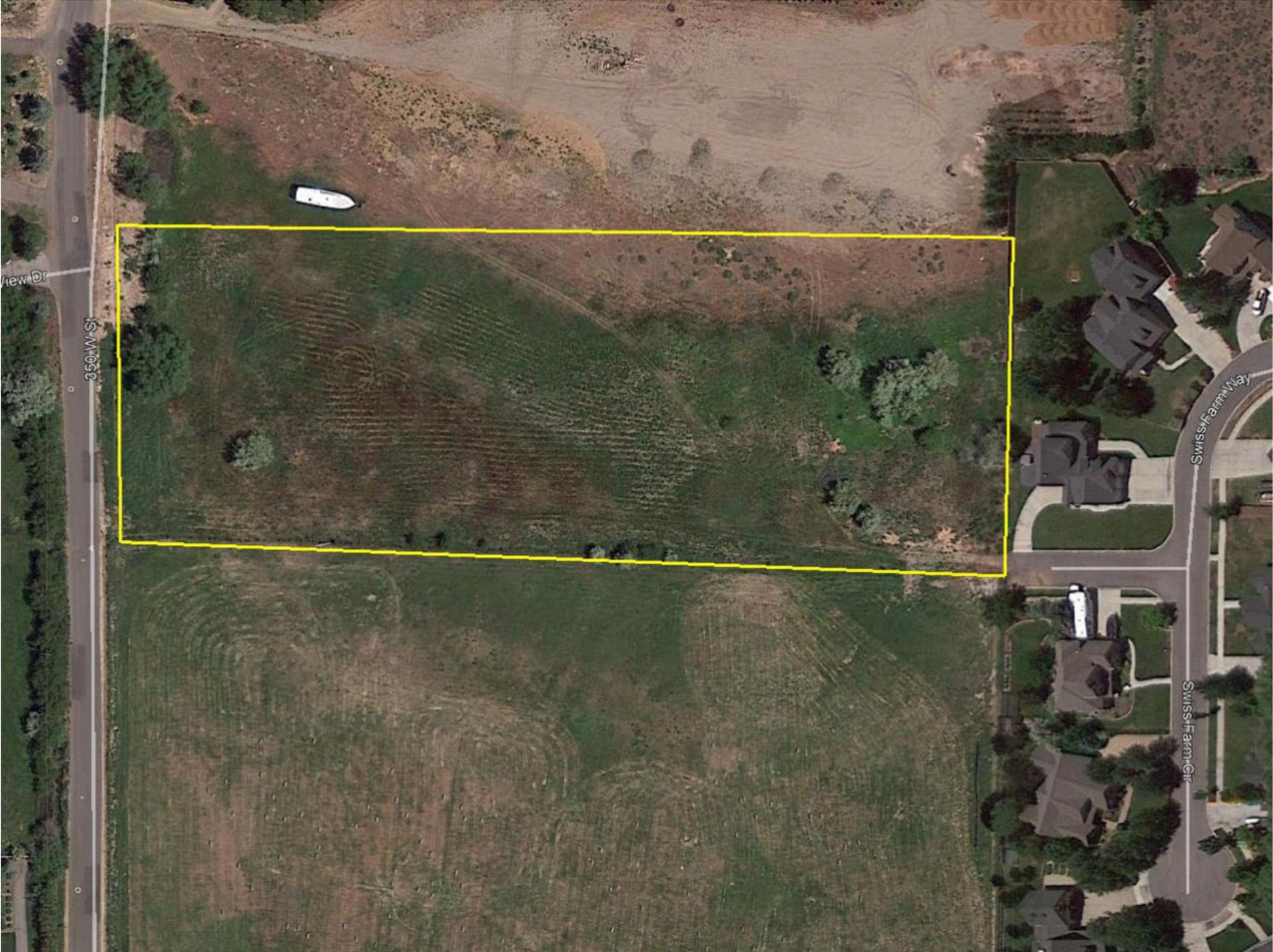
LABARGE SUBDIVISION

PRELIMINARY



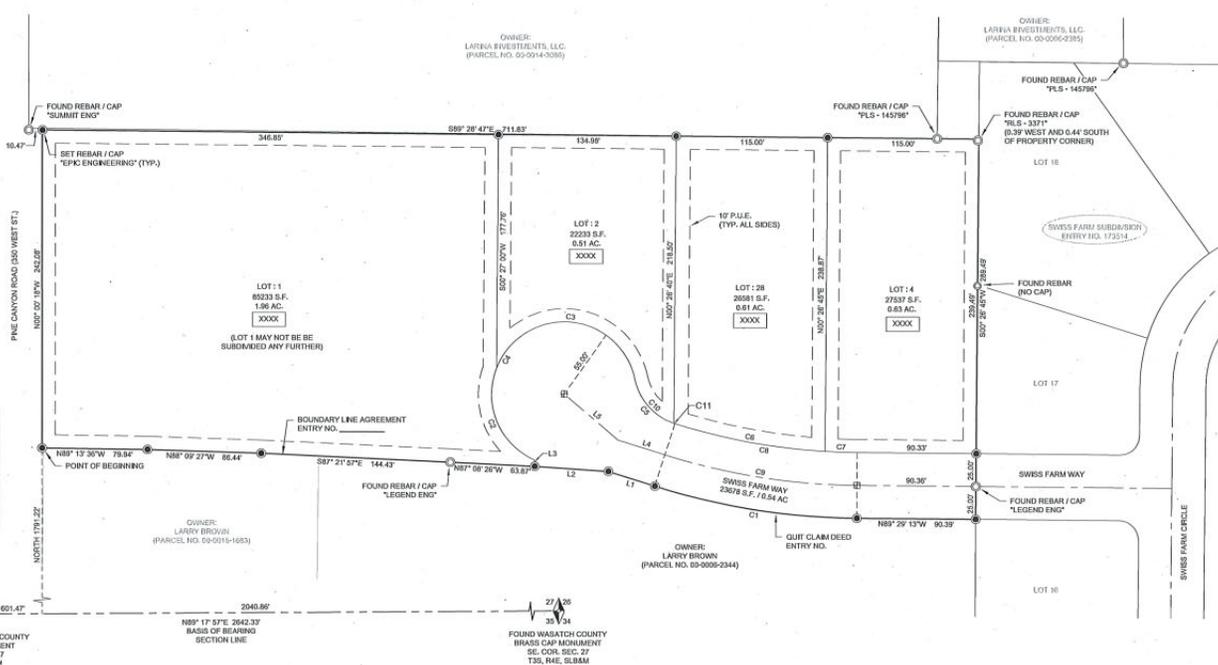


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LABARGE SUBDIVISION

LOCATED IN THE:
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
MIDWAY CITY, WASATCH COUNTY, UTAH



Parcel Line Table

Line #	Length	Direction
L1	37.07	N72°27'44"W
L2	55.04	N86°05'15"W
L3	4.77	S89°27'00"W
L4	37.07	S72°27'44"E
L5	54.01	S48°33'23"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	156.00	525.00	17°01'29"	N80°58'28"W	155.42
C2	83.70	55.00	87°11'27"	S22°29'24"E	75.85
C3	141.21	55.00	147°06'23"	N85°29'29"W	165.50
C4	224.91	55.00	234°17'59"	S51°03'47"W	97.68
C5	48.64	45.00	S9°23'06"	S41°28'51"E	44.58
C6	116.06	475.00	13°59'59"	S79°39'35"E	115.77
C7	24.68	475.00	2°58'38"	S87°59'54"E	24.68
C8	140.75	475.00	16°58'38"	S89°59'54"E	140.23
C9	148.57	500.00	17°01'29"	S89°58'28"E	148.02
C10	48.64	45.00	S9°23'06"	S41°28'51"E	44.58
C11	1.05	45.00	1°20'12"	S71°50'29"E	1.05

SURVEYOR'S CERTIFICATE

I TRAVIS R. GOWER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS LABARGE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

TRAVIS R. GOWER
P.L.S. 6439364

SUBDIVISION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY CITY, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF PINE CANYON ROAD (350 WEST STREET), 179.22 FEET NORTH AND 81.47 FEET NORTH 89°17'51" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE NORTH 69°04'18" WEST 242.00 FEET; THENCE SOUTH 89°28'41" EAST 71.80 FEET TO A POINT ON THE WEST LINE OF THE SWISS FARM SUBDIVISION, ENTRY NUMBER 1735-4, RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE; THENCE SOUTH 02°26'40" WEST 288.49 FEET ALONG THE WEST LINE OF SAID SWISS FARM SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF SAID SUBDIVISION AND A POINT ON THE SOUTH LINE OF QUILT CLAIM DEED; ENTRY NUMBER THREE (3) COURSE; (1) NORTH 89°29'13" WEST 90.39 FEET TO THE BEGINNING OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG THE ARC OF SAID CURVE 186.00 FEET HAVING A CENTRAL ANGLE OF 17°01'29" (CHORD BEARS NORTH 05°58'28" WEST 154.42 FEET; (3) NORTH 72°27'44" WEST 37.07 FEET TO A POINT ON AN EXISTING FIRE FENCE AND ; THENCE ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT ENTRY NUMBERS: (1) NORTH 86°59'15" WEST 56.84 FEET; (2) NORTH 87°02'28" WEST 63.87 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG"; (3) NORTH 47°21'57" WEST 144.43 FEET; (4) NORTH 86°05'27" WEST 86.44 FEET; (5) NORTH 89°13'38" WEST 78.94 FEET TO THE POINT OF BEGINNING AND A POINT ON THE EAST LINE OF SAID PINE CANYON ROAD.

CONTAINS: 185,282 S.F. / 4.25 AC±

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____ A.D. 20____

APPROVED: _____ MAYOR
ATTEST: _____ CLERK-RECORDER

APPROVED: _____ CITY ENGINEER
APPROVED: _____ CITY ATTORNEY

CITY ENGINEER SEAL _____
CLERK/RECORDER SEAL _____

MIDWAY IRRIGATION DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2018, A.D., BY THE MIDWAY IRRIGATION DISTRICT.

MIDWAY IRRIGATION DISTRICT

MIDWAY SANITATION DISTRICT APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2018, A.D., BY THE MIDWAY CITY SANITATION DISTRICT.

MIDWAY CITY SANITATION DISTRICT

MIDWAY CITY PLANNING COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 2018, A.D., BY THE MIDWAY CITY PLANNING COMMISSION.

PLANNING DIRECTOR _____
CHAIRMAN, PLANNING COMMISSION _____

WASATCH COUNTY RECORDER

NO. _____ BOOK _____ PAGE _____
DATE _____ STATE OF UTAH, RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER _____ DATE: _____

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____ 2018, RECORD OF SURVEY # _____

COUNTY SURVEYOR _____ DATE: _____

LEGEND

SECTION CORNER (FOUND)

SECTION CORNER (CALCULATED)

SECTION LINE

PROPERTY LINE

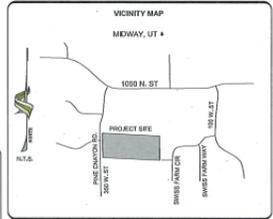
LOT LINE

SET MONUMENT

FOUND MONUMENT

ROAD CENTERLINE

PUBLIC UTILITY EASEMENT (P.U.E.)



LABARGE RECORD OF SURVEY

N1/2 SE1/4 OF SEC. 27, T3S, R4E, S16M,
MIDWAY CITY, WASATCH COUNTY, UTAH

epic ENGINEERING & SURVEYING

PROJECT # 15042377
DRAWN: JD DATE: 12/03/2018
CHECKED: TO SHEET NO. 1 OF 1

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS LABARGE SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS 4th DAY OF December, 2018, A.D.

BY: MICHELLE LABARGE DATE: 12/4/18
BY: JILL LABARGE DATE: 12/4/18

ACKNOWLEDGMENT

ON THIS 4th DAY OF December, 2018, I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Wasatch, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

JENNIFER SWEAT
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN Midway, UTAH
STATE OF UTAH
COUNTY OF Wasatch

MY COMMISSION EXPIRES: 12-24-2021

JENNIFER SWEAT
Notary Public, State of Utah
Commission # 698252
My Commission Expires On December 24, 2021

ACKNOWLEDGMENT

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL RIGHTS OF WAY SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS 4th DAY OF December, 2018, A.D.

BY: LARRY DOUGLAS BROWN DATE: 12-4-18
BY: SANDRA FARMER BROWN DATE: 12-4-18

ACKNOWLEDGMENT

ON THIS 4th DAY OF December, 2018, I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Wasatch, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

JENNIFER SWEAT
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN Midway, UTAH
STATE OF UTAH
COUNTY OF Wasatch

MY COMMISSION EXPIRES: 12-24-2021

JENNIFER SWEAT
Notary Public, State of Utah
Commission # 698252
My Commission Expires On December 24, 2021

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement is entered into the 3rd day of December, 2018, by and between Michael and Jill LaBarge, whose principal address is 211 E. Greenfield Circle Unit #101 Heber City, UT 84032, and Larry and Sandra Brown, whose principal address is 825 Pine Canyon Rd. Midway City, UT 84049.

RECITALS:

- A. LaBarge represents that they are the owner of certain real property located in Wasatch County, State of Utah which shown in Exhibit "A" attached hereto and incorporated herein (LaBarge property).
- B. Brown represents that they are the owner of certain real property located in Wasatch County, State of Utah which is shown in Exhibit "A" attached hereto and incorporated herein (Brown property). The LaBarge property and Brown property are collectively referred to herein as the "**Properties**".
- C. Brown Property is located immediately adjacent and to the south of the LaBarge property.
- D. The exact location of the boundary line between the LaBarge and Brown Property has been uncertain.
- E. The parties desire to agree upon the location of the boundary line between the properties.

Now, THEREFORE the parties agree that the boundary line between their respective properties shall be the following described line ("**Agreed Boundary Line**"):

LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY CITY, WASATCH COUNTY, UTAH, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING" AT THE CORNER OF AN EXISTING WIRE FENCE, 1791.22 FEET NORTH AND 601.47 FEET NORTH 89°17'57" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, RUNNING THENCE ALONG SAID WIRE FENCE LINE THE FOLLOWING NINE (9) COURSES: (1) SOUTH 89°13'36" EAST 79.94 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (2) SOUTH 88°09'27" EAST 86.44 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (3) SOUTH 87°21'57" EAST 144.43 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG"; (4) SOUTH 87°08'26" EAST 63.87 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (5) SOUTH 86°05'15" EAST 119.90 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (6) SOUTH 87°23'30" EAST 67.33 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG"; (7) SOUTH 88°40'45" EAST 68.98 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (8) SOUTH 87°39'56" EAST 51.54 FEET TO A FOUND REBAR AND CAP STAMPED "EPIC ENGINEERING"; (9) SOUTH 89°28'48" EAST 27.99 FEET TO A FOUND REBAR AND CAP STAMPED "LEGEND ENG" AND THE POINT OF TERMINATION. SAID POINT OF TERMINATION BEING 2188.62 FEET NORTH 37°27'18" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 27.

EFFECTS PARCELS 00-0015-1683, 00-006-2344 AND 00-006-2237

LaBarge hereby quit-claims to Brown any and all of its rights, title and interest in any portion of the LaBarge Property lying south of the **Agreed Boundary Line**.

Brown hereby quit-claims to LaBarge any and all of its rights, title and interest in any portion of the Brown Property lying north of the **Agreed Boundary Line**.

The conveyance of the various parcels of property by the parties set forth above is made without warranty of title and subject to: (i) any state of facts which an accurate survey or physical inspection of the property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having the jurisdiction; and (iii) all reservations, easements, rights-of-way, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

This agreement is made for the purpose of setting a disputed boundary line and is intended for that purpose and shall run with the land and inure to the benefit of and be binding upon the heirs, assignees, successors, and transferees of the parties.

IN WITNESS WHEREOF, the parties have executed this Boundary Line Agreement as of the date first written.

BY: [Signature] 12/4/18
MICHAEL L. LABARGE DATE

BY: [Signature] 12/4/18
JILL LABARGE DATE

BY: [Signature] 12-4-18
LARRY DOUGLAS BROWN DATE

BY: [Signature] 12-4-18
SANDRA FARRER BROWN DATE

State of Utah, County Wasatch
The foregoing instrument was acknowledged before me on this 4 day of December, 2018.
By Michael LaBarge & Jill LaBarge
[Signature]
Notary Public



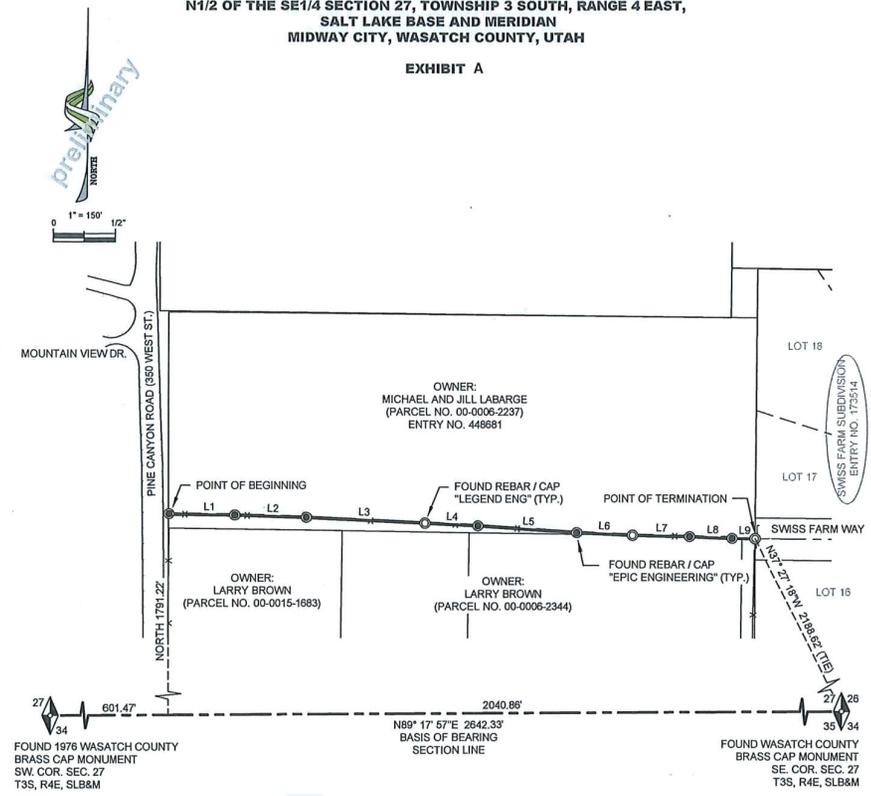
State of Utah, County Wasatch
The foregoing instrument was acknowledged before me on this 4 day of December, 2018.
By Larry Douglas Brown & Sandra Farrer Brown
[Signature]
Notary Public



BOUNDARY LINE AGREEMENT

LOCATED IN THE:
**N1/2 OF THE SE1/4 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 MIDWAY CITY, WASATCH COUNTY, UTAH**

EXHIBIT A



Line #	Length	Direction
L1	79.94	S89°13'36"E
L2	86.44	S88°09'27"E
L3	144.43	S87°21'57"E
L4	63.87	S87°08'26"E
L5	119.90	S86°05'15"E

Line #	Length	Direction
L6	67.33	S87°23'30"E
L7	68.98	S88°40'45"E
L8	51.54	S87°39'56"E
L9	27.99	S89°28'48"E

LEGEND

SECTION CORNER (FOUND)

SECTION CORNER (CALCULATED)

SECTION LINE

PROPERTY LINE

LOT LINE

FOUND MONUMENT (AS NOTED)

N:\PROJECTS\2018\01\PROJECTS\27 N. PINE CANYON RD\DWG\SHEETS\LABARGE B.L.A.G.S

3341 South 4000 West
West Valley, Utah 84120
(801)955-5025
50 East 100 South
Heber City, Utah 84032
(435)354-6600

PROJECT NAME:
BOUNDARY LINE AGREEMENT

PROJECT LOCATION:
MIDWAY CITY, WASATCH COUNTY, UTAH

SCALE:
 HORIZ: 1" = 150'

DRAWN: JD PROJECT # 18SM3277
 DESIGNER: JD
 REVIEWED: TS SHEET: 1 of 1
 DATE: 11/13/2018

LAND USE SUMMARY

- 4.12 acres
- 4 lots
 - Lot 1 – 1.96 acres
 - Lot 2 – 0.51 acres
 - Lot 3 – 0.61 acres
 - Lot 4 – 0.63 acres

POSSIBLE RECOMMENDATION

- 4.12-acre parcel
 - Area of lots
 - 3.71
 - Impervious area of 4 lots
 - 0.73 acres (4 x 8,000 sq. ft. = 32,000 sq. ft.)
 - Irrigated lot area
 - 2.98 acres
 - ROW - park strip
 - 0.13 acres
 - Total irrigated acreage
 - 3.11 (3 x 3.11) = 9.33 acre feet

4 culinary connections

- 4 x 0.8 = 3.2 acre feet
- 12.53 acre feet requirement

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the R-1-15 and R-1-22 zoning districts
- The proposal does meet the intent of the General Plan for the R-1-15 and R-1-22 zoning districts
- The subdivision will contribute to the master trails plan by either building the bike lane along the frontage of the project or adding funds the general trails fund that will be used to help complete the master trails plan

RECOMMENDED CONDITIONS

- An agreement between the developer and Larry Brown is made before preliminary approval is granted.
- Funds to build the bike lane along Pine Canyon Road are added to the general trails fund. Those funds will be used as part of a larger improvement project that will complete the bike lane along the entirety of Pine Canyon Road.
- A stub from the proposed cul-de-sac is built to access the Brown property to the south that will be used for agricultural access, and if the property is developed in the future, for a road connection to Pine Canyon Road.
- A deed restriction is recorded on lot 1 that in perpetuity restricts the lot from being further subdivided and note is included on the plat that explains this limitation for lot 1.
- The owner of lot 1 will landscape and maintain the park strip along the south side of the road from lot 1 to the boundary of the Swiss Farms subdivision until the Brown parcel is developed.